This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20202726

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is $125,000.00 which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 21st day of February, 2020.

Notary Public
My Commission Expires: 6-26-21

JAMES R. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 361667 DEEDWARR
02/24/2020 08:23:05 AM 2 pgs
Fees: $13.00 Taxes: $462.50
20200224-0019837

WARRANTY DEED

THIS INDENTURE, made this 19 day of February, 2020, among:

BRUCE HIRST, UNMARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

JUSTIN PRITCHETT AND LUCAS SMITH

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land Situated in Davidson County, Tennessee:

Lot 69, Sharpe and Horn's First Addition to Ease Nashville, as shown on Plan of record in Plat Book 57, Page 152, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bruce Hirst, unmarried by Warranty deed from L. C. Anderson, Trustee of the L.C. Anderson Living Trust of record in Instrument No. 20120713-0061936 Register's Office for Davidson County, Tennessee, dated July 09, 2012 and recorded on July 13, 2012. Being also known as 1015 Stainback Ave Nashville, Tennessee 37207.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Bruce Hirst

State of Florida
County of ESCAMBIA

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Bruce Hirst**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of February, 2020.

Notary Public
My Commission Expires: Jan 15 2024

ANGELA GOLDEN
Notary Public-State of Florida
Commission # GG 947747
My Commission Expires
January 15, 2024

Owner Name & Property Address:

Name: Justin Pritchett and Lucas Smith
Address: 1015 Stainback Ave
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: Justin Pritchett and Lucas Smith
Address: 1107 Battlewood Street
City, State, Zip: Franklin, TN 37069

Tax ID: 082-03-0-355.00